



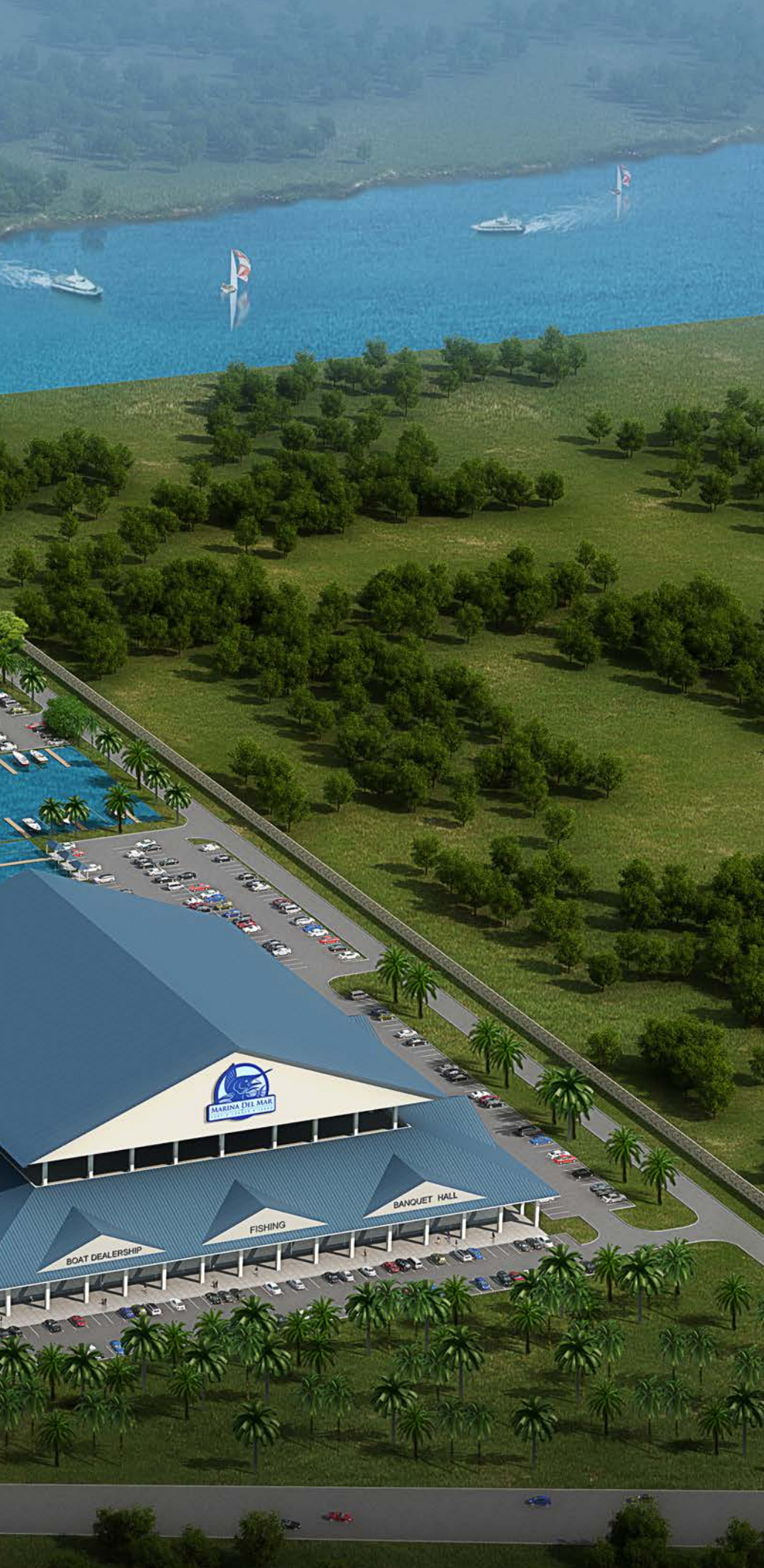
MARINA DEL MAR

PORT O'CONNOR ♦ TEXAS









Imagine you are boating your way down the ICW after a long day of fishing. You return to the fuel dock, convenience store, bait store and restaurant bar to recharge, refuel, load up on more bait or anything else you might need including a refreshing swim in the crystal clear pool or a hot shower. The fuel dock and bait store will have the ability to accommodate the fueling of 6 large offshore sport fishing boats at one time. It can also fuel 6 bay fishing boats for a total ability to fuel 12 boats simultaneously.





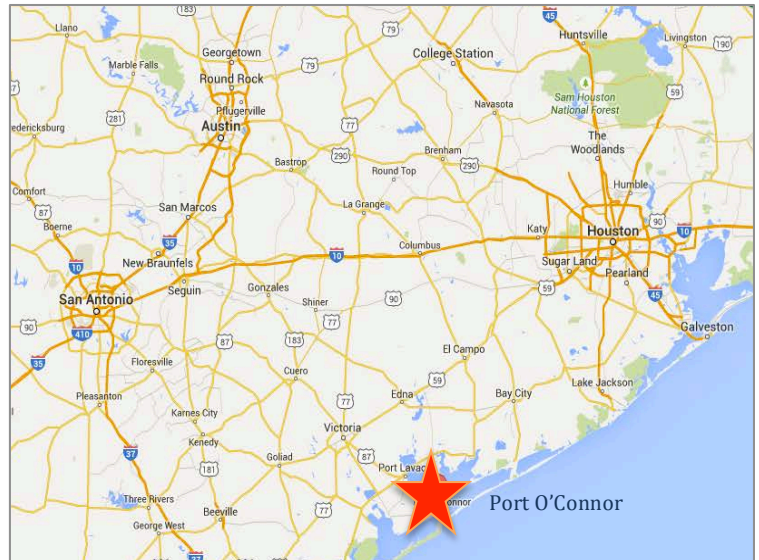
## Marina Del Mar Introduction

### Marina, Dry Stack Boat Storage & Residential Port O'Connor, Texas

Marina Del Mar is a proposed marina development with the following on-site amenities:

- Restaurant & Bar
- Fuel & Bait Dock
- Dry Stack Boat Storage Facility
- Floating Marina Dock System
- Recreational Pool & Fitness Facility
- Private Gated Residential Development on the Waterfront

The Marina Del Mar will be located on 44 acres in Port O'Connor, Texas, with highway 185 as the north boundary and the Inter Coastal Waterway (referred to as the ICW), as the south boundary.



Imagine you are boating your way down the ICW after a long day of fishing. You return to the fuel dock, convenience store, bait store and restaurant bar to recharge, refuel, load up on more bait or anything else you might need including a relaxing swim in the crystal clear pool or a hot shower. The fuel dock and bait store will have the ability to accommodate the fueling of 6 large offshore sport fishing boats at one time. It can also fuel 6 bay fishing boats for a total ability to fuel 12 boats at a time.



The store will carry a similar inventory to a small convenience store as well as a significant boating, bait and tackle department. The store will sell ice from an on-site ice plant. It will also sell live and frozen offshore and inshore fishing bait. Located above the 4000 square foot convenience store will be a 4000 sq. ft. restaurant and bar with an outside covered dining area over looking Bill Days Reef and the Espiritu Santo Bay.

The dock area located behind the store and restaurant will be able to accommodate 26 small and large boats in transit slips while you enjoy the restaurant, bar or even an overnight stay. The restaurant will house a disabled access elevator for those that might need it and for the transport of inventory and supplies to the second floor.



*Marina Del Mar Introduction - pg. 2*

## **Marina, Dry Stack Boat Storage & Residential** **Port O'Connor, Texas**



Along the main canal to the left will be the marina harbor that will have room to house 40 large sport fishing yachts on floating docks with lockers, shore power and utilities. The marina will have a 15,000 square foot recreational facility that will have palapas, barbeque grills and a 3500 sq. ft. pool with a large

lounging deck with two male and two female air-conditioned restrooms with hot water showers. There will also be a fitness facility for those that choose to exercise and a data center for those that need to check email and take care of business on the go.

In the main canal towards the back of the marina will be the dry stack's floating docks that will be capable of accommodating 45 small offshore and bay boats waiting for the arrival of their owners or for the boats to be moored after the owners have dropped off their boats to be hauled out, cleaned and stored for the owners next safe and exciting experience on the water. The dry stack storage facility will be an estimated 160,000 sq. ft. building that can house:

- 532 Boats up to 40 feet long
- 40 Jet Skis
- A Marina Office
- Climate Controlled Storage Lockers
- His & Hers Dressing Rooms with Hot Showers



There will be a large banquet hall to host special events, regattas, banquets and fishing tournaments. There will be space on the front of the property to house a retail center, boat dealership and boat maintenance and repair facility. There will be 30,000 sq. ft. of cleaning and staging area to prepare boats before they are to be stored in the dry stack storage building.

Traveling from the back of the marina towards the front located to the left on the ICW is an 80 lot, 4 canal gated residential coastal community with waterfront homes and private docks. The whole marina development will have lush tropical landscaping and feel as if you are in a tropical paradise. This marina development will be what Port O'Connor has needed for many years -an oasis by the water.





*Marina Del Mar*  
**Marina Dry Stack Information & Benefits**  
*Port O'Connor, Texas*



Whether you enjoy spending the day cruising in the sun with your family or fishing for bragging rights with friends, boats and other water vessels are investments that can bring a wealth of fun-filled memories. Storing your boat or jet-ski at a marina with dry storage capabilities is the best way to protect your investment and extend its value. Like any investment, boats should be cared for to ensure a long lifetime of operation.

“Our dry storage services will keep your boat protected from seasonal damage related to keeping

your boat unprotected on land, or corrosive damage from keeping your boat in the water or on the water in a boat sling”. “Your boat can be safely stored in our fully enclosed, secured facilities for your use whenever you please 365 days of the year!”

Wet and dry storage are two common methods for stowing a boat when it isn't in use. Wet storage is when you store your boat in the water or in a wet slip. It can be a good option for those who have larger boats that are not capable of fitting in the drystack, but it doesn't provide the protection and security that dry storage offers. Dry storage ensures your boat is safe and out of the elements.

Vessels stored in a wet slip are more vulnerable to storms and water damage. Bad weather and excessive water can bring unwanted problems like a damaged hull, mildew, faded paint, mold, or mechanical issues. Storing your boat in a dry, enclosed environment can keep cosmetic defects and costly repairs at bay. Dry storage is a wise and more cost effective option if you are looking to preserve your boat's beauty, performance and value.

## **Benefits of Dry Storage**

As the most convenient storage option for small and medium-sized boats, dry storage offers you many benefits, including:

- Convenient access to your boat year round
- Responsive on-demand launch and haul-out services
- Protection from UV sun damage, the number one cause of boat deterioration
- Prevents dockside galvanic corrosion from adjacent, improperly grounded vessels
- Saves you money on truck, trailer and transport costs

“We offer two different kinds of dry storage options to our customers” Outside Storage and Inside Storage. “We do this so our customers have control over how their boat is stored for further assurance that it's safe.”





*Marina Del Mar – pg. 2*

## **Marina Dry Stack Information & Benefits**

*Port O'Connor, Texas*

This ideal storage option will give you the freedom and easy access a wet storage provides, as well as the peace of mind you get with dry storage. Boat owners who choose Marina Del Mar get the best of both worlds. Your boat will be preserved in a clean facility when you don't need it and quickly in the water when you do need it. When considering the best way to store your boat, remember the numerous advantages of dry storage. We look forward to keeping your boat safe year-round whenever you need it stored away!

### **How Did Dry Rack Get Started?**

Dry rack storage began in the 1950s when various marina owners realized they could make better use of storage space by vertically stacking light boats on racks with forklifts. The racks were homemade wooden structures and the forklifts were regular warehouse forklifts. This storage solution was ideal for year-round boating and lake marinas where light boats were stacked for winter storage.

In the 1970's the dry stack storage industry improved as manufacturers started building forklifts and racks designed specifically for the shape and weight of boats. These new forklifts had a "negative lift," a feature that allowed the forklift to lower a boat below ground level and launch it in the water. Also steel building manufacturers started constructing large steel barns to hold enclosed racks that were four, five, even six levels high.

In the 1980s and '90s these steel barns took on a more "aesthetic" look as buildings were combined with restaurants, boating supply stores, hotels, and, eventually, condominiums, where the rack space would be sold ("rackominiums") instead of rented.

### **How Are Dry Racks Designed?**

There are three designs typical to dry stack storage, although this concept continues to develop:

1. Conventional dry stack buildings. Often referred to as a "barn" since they are big steel structures, they have racks on either side of the building with an aisle in the center for the forklift. Racks can be either free-standing or rack-supported, where the racks are part of the support system for the roof in case of high wind conditions. Most dry stack buildings can handle boat sizes from small runabouts to mid-size boats (35-40 feet) while some of the newer buildings can handle much larger boats (like up to 80 feet).
2. Sheds. These aren't the wooden structure that housed your dad's mower. They are usually a Three-Sided shed, basically three walls and a roof, or a Roof-Covered shed, "back-to-back" three-sided buildings with the boats' bows facing each other in the center and the sides open for the forklifts to access the boats. Sheds tend to hold boats up to 36 feet in size.
3. Free-standing storage rack units. Each unit has columns that support boats three to four racks high. Some have roofs and most are adjustable to fit different boat sizes. These units can also be portable, easily picked up with a forklift and moved to various places on a marina's lot. These units usually hold smaller boats, some not able to hold boats more than 30 feet long.



*Marina Del Mar – pg. 3*

## **Marina Dry Stack Information & Benefits**

*Port O'Connor, Texas*

### **How Is This Good For Business?**

There are many benefits in using a dry rack storage facility:

- 1.** Ease of use. You call ahead to have your boat brought down and even fueled. Then you arrive, hop in, and go. When the day is over, you return to the marina, dock the boat in the designated area, and leave. The marina washes it down and puts it back up on the rack.
- 2.** It may save money. Since you don't have a trailer, you're not spending money on gas, launch fees, or upkeep on the trailer. Also, because your boat isn't sitting in the water, you won't have to clean off the marine growth or bottom paint the hull every year.
- 3.** It keeps your boat in better shape. If your boat is sitting in a big steel barn and not constantly being bombarded by the sun's UV rays, you are lessening the possibility of gelcoat damage. However, keep in mind that if your boat is in a three-sided shed or a rack with just a roof, some sunlight might get on your boat.
- 4.** It's good protection for your boat. Most buildings have security measures like electronic security systems to stop vandalism and outright boat theft. Many of the newer buildings have fire suppression systems from sprinklers and even synthetic fire retardant foam systems. Also, many buildings in hurricane-prone zones have been built according to local hurricane codes. If you keep your boat in a hurricane-prone area, check to see what kind of protection the rack facility offers.
- 5.** It provides alternatives to keeping a boat and trailer sitting in the driveway. Due to homeowner association by-laws or city ordinances, some small boat owners can't keep their boats in their driveways.





## Dry Storage Rates

<b>Boats 20' to 42'</b>	Annual - \$14.50 per foot, per month 6 Month - \$15.75 per foot, per month Monthly - \$17.00 per foot, per month Jet Ski Storage - \$75.00 per month Catamaran Storage – Special Handling Fee of \$2 per foot, per month
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**Standard Measurement - 10' Width and 12' Height**  
**Add 3' to LOA for every foot over Standard Measurement**  
*One month's rent for deposit with 30 day cancellation notice required.*

At Marina Del Mar, each time we remove your boat from the water, we will fresh water flush your engine or engines and wash the exterior of your boat from the rub rail down. For after-hours returns, secure your boat to the dock in the launch area. Your boat will be flushed, washed and returned to its slip in the morning, or readied for another day on the water.

Standard size measurement for vessels in dry storage is 14' high by 10' wide. Every foot over the standard size, we will add 3' to the overall length of the vessel. Additional cost for interference with the stack above or below will be determined by the forklift operator & marina director. If spacing does not allow for another vessel to fit in the stack, customer will be charged for two dry stacks.

## Wet Slip Rates

Marina Del Marina features the finest in floating docks systems. The docks provide a safe and easy solution to docking and securing your boat or yacht. Marina Del Mar is also an ideal docking harbor for transient boats as well as Marina Del Mar Members.

<b>Boats up to 50'</b>	\$550.00 per month (with 6 month contract)
<b>Boats over 50'</b>	\$650.00 per month (with 6 month contract)
<b>Monthly Lease</b>	\$700.00 per month (all lengths)
<b>Transient Yachts</b>	\$1.80 per foot, \$70 per night minimum fee
\$500.00 Deposit with 30 day cancellation notice required (Power is metered and a dock box is included.)	



## Other Miscellaneous Rates

<b>Boat Detailing</b>	Call for details and rates
<b>Climate-Controlled Locker Storage</b>	Large 4'x6' - \$90/month
<b>Custom Wash</b>	Call for details and rates
<b>Full Wash</b>	\$3.40/foot
<b>Hull Cleaner</b>	\$1.75/foot
<b>R &amp; F w/SaltAway</b>	\$7.00/engine
<b>Rinse and flush</b>	Complimentary
<b>Trailer Slings Fee</b>	Non-member - \$10.00/foot Marina member - \$75
<b>Trailers</b>	Triple Axle - \$35/month Double Axle - \$25/month





*Marina Del Mar*  
**Port O'Connor Attractions**  
*Port O'Connor, Texas*

Port O'Connor is home to the best and quickest access deepwater offshore fishing. It is also home to some of the best duck hunting and bay fishing found anywhere in the state of Texas. Port O'Connor houses two of the largest offshore and inshore fishing tournaments located anywhere on the Gulf Coast. It is also near the Aransas Wildlife Refuge which includes world class birding and nature viewing.





*Marina Del Mar*  
**Property Development Satellite Map**  
*Port O'Connor, Texas*





*Marina Del Mar*  
**Access to Gulf of Mexico Satellite Map**  
*Port O'Connor, Texas*

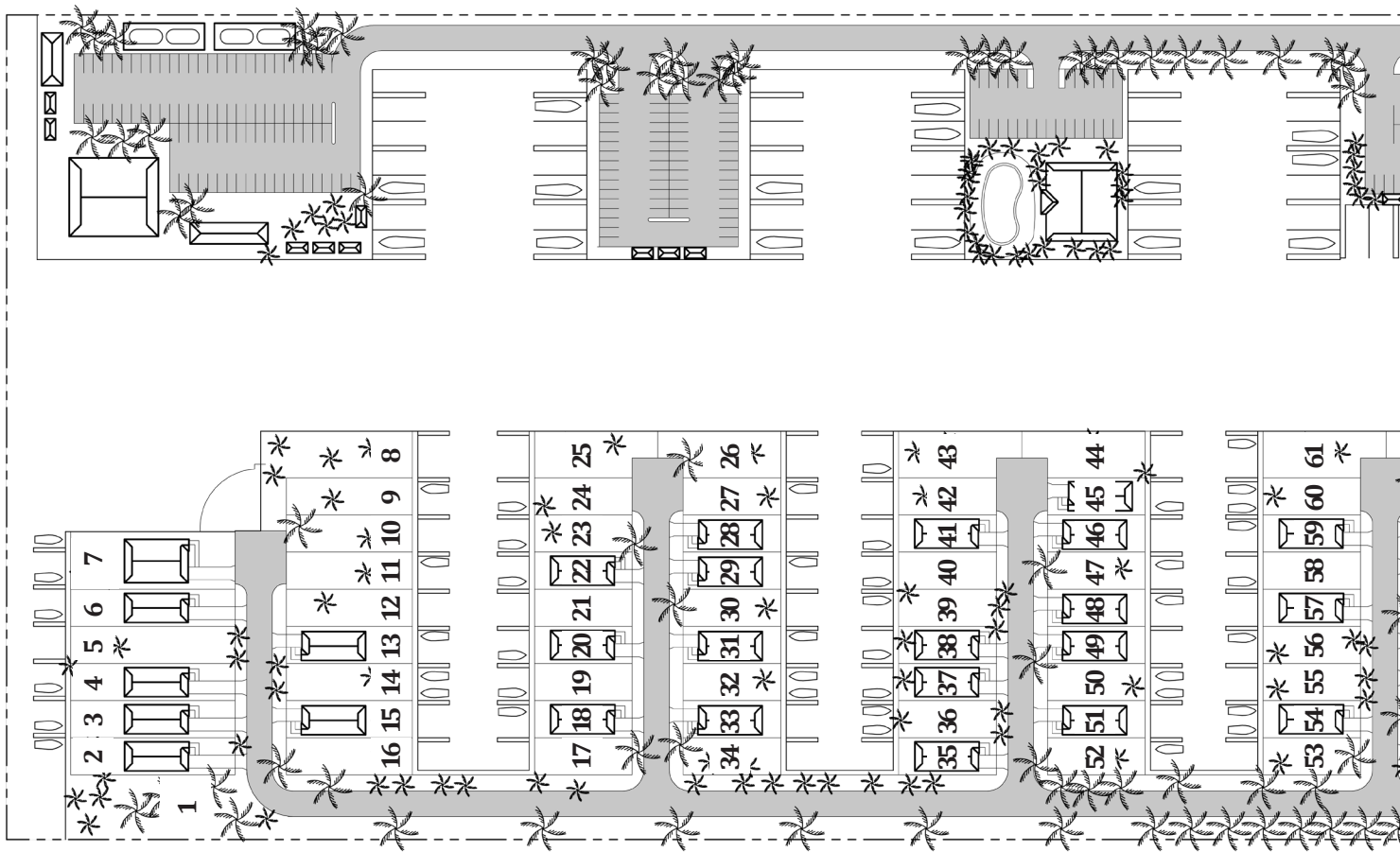


Fishing guides operate in both bay and gulf waters. Port O'Connor offers rapid deepwater access to deepwater offshore fishing through the Port and surrounding bay fishing areas such as Espiritu Santo Bay, Matagorda Bay, Port Lavaca and Palacios. It also offers rapid access to many shallow water kayak fishing trails and wading areas. It also offers rapid access to fishing camps on the Matagorda Peninsula and popular beach hangouts like Sunday Beach.

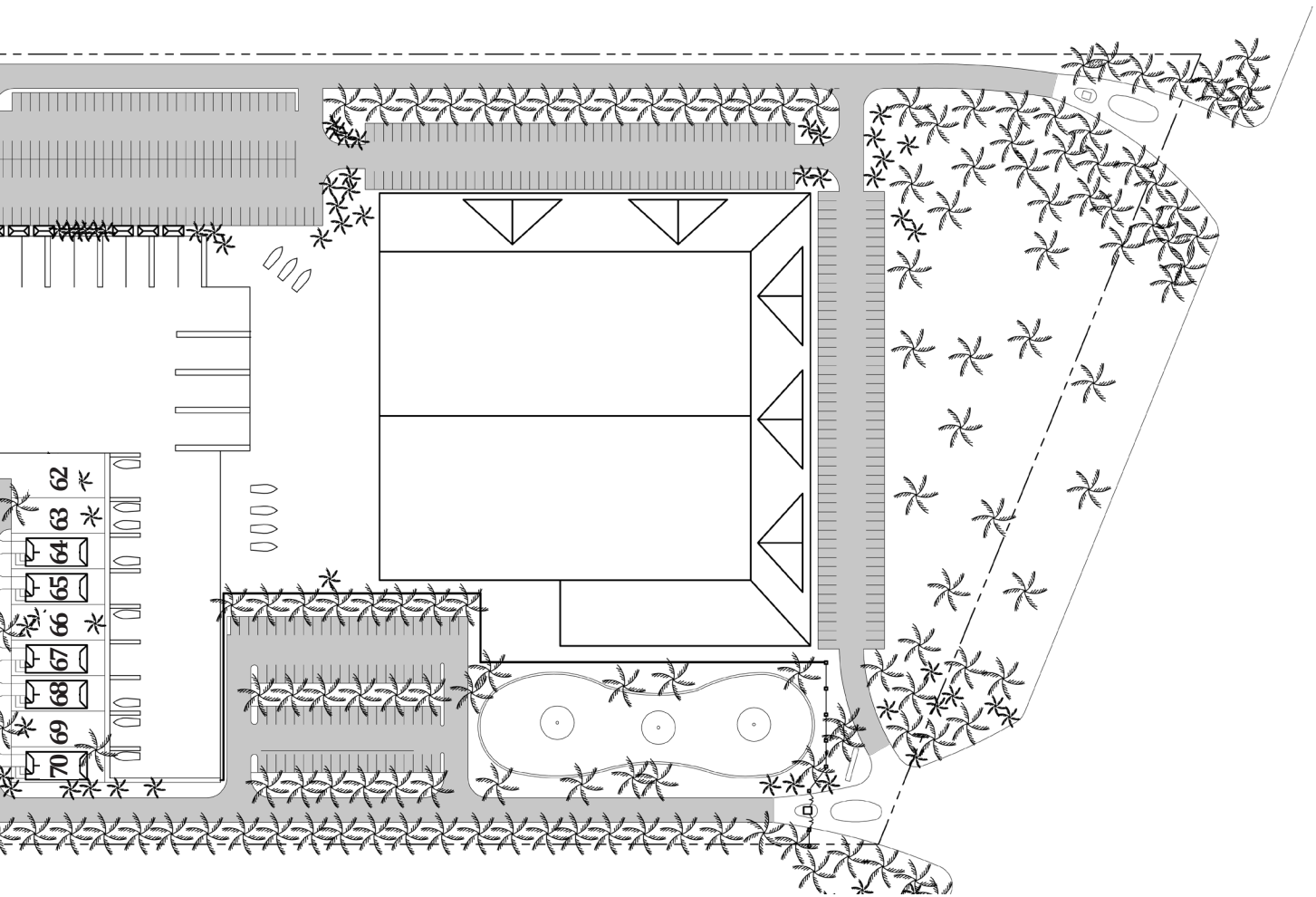


# MARINA DEL MAR

## Site Plan







# MARINA DEL MAR

## Private Residential Subdivision

Marina Del Mar's private residential community will be as inviting as any five star tropical resort, except this private resort can belong to you!

This resort is only just a short drive, or flight, from the four largest cities in Texas because it is located in the heart of the Texas Gulf Coast in Port O'Connor Texas. Marina Del Mar's residential community is exclusive, private and comes with a long list of fascinating features and amenities including:

### 70 TOTAL WATER FRONT LOTS

#### 7 Lots on the ICW:

- (2) 50 ft. wide x 150 ft. long
- (5) 35 ft. wide x 150 ft. long

#### 63 Lots with Canals:

- 35 ft. wide x 100 ft. long

The subdivision will have only two approved builders and six selected and approved building plans. These plans will have many custom features and offer lots of upgrades to include ADA elevators. The standard plans will come with:

- Crown Molding
- Metal Roofs
- Granite Counter Tops
- Outdoor Kitchens
- Multiple Paint Colors
- Wood & Tile Floors
- Garages
- Private Boat Docks & Fish Cleaning Tables
- Sprinkler Systems
- Tropical Landscaping
- Landscape Lighting

Because Marina Del Mar will use only two approved builders and six approved building plans. This will give the builders and developers more buying power and more control over the building material costs. It will also reduce building time. This adds up to a higher quality home at a more cost effective.

All of the homes will be between 2050 and 3500 square feet and will come with:

- 10-Year Builder Warranty
- Highest Quality Building Materials
- All Landscaping
- Sprinkler Systems
- Lawn & Landscaping Maintenance

The lawn maintenance will include mulching, fertilization and the replacement of plants and trees as needed. These services will all be part of a community contract that will be handled by the Marina Association. This will ensure that the property will continue to look it's best for years to come so that home owners can spend more time relaxing and enjoying themselves instead of working.

Homeowners will have full access to all of the Marina's amenities including but not limited to:

- Fitness Facility
- Spa & Steam Room
- Data Center
- Lagoon Pool

Before you arrive at your beautiful private residence, you will find a private, secured 70 car parking lot for all your friends and family who can't wait to come visit you on holiday at your new resort style getaway home. This overflow parking will help ensure that every resident will have ample parking for their guests. All of the streets will have beautiful decorative metal halide street lighting to help guide them to your home in a safe and secure environment at night.





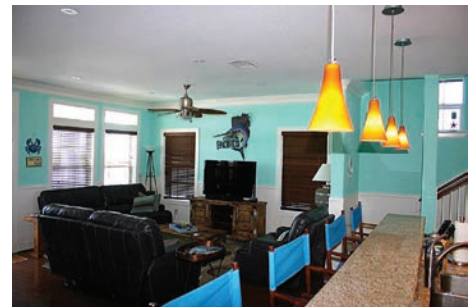


# MARINA DEL MAR

## *Residential Photos*



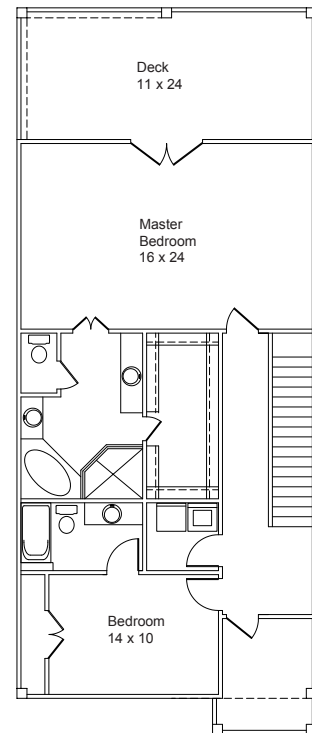
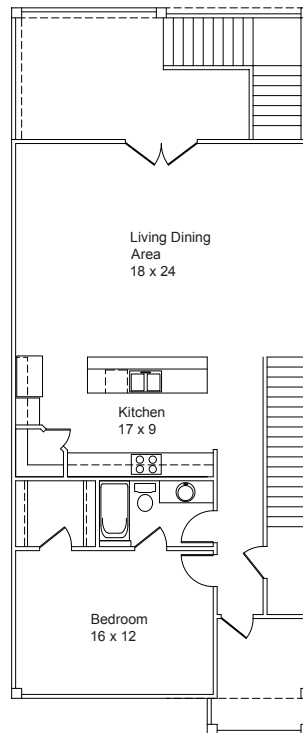
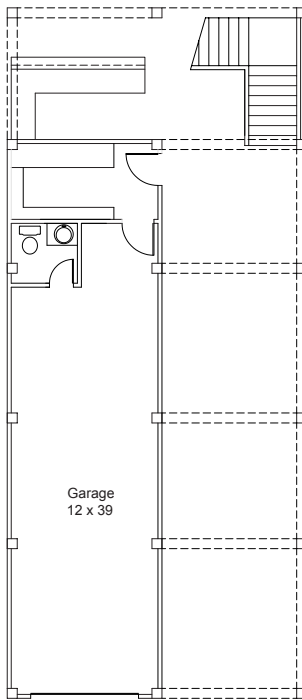




MARINA DEL MAR

# Three Bedroom Plan

## STANDARD PLAN



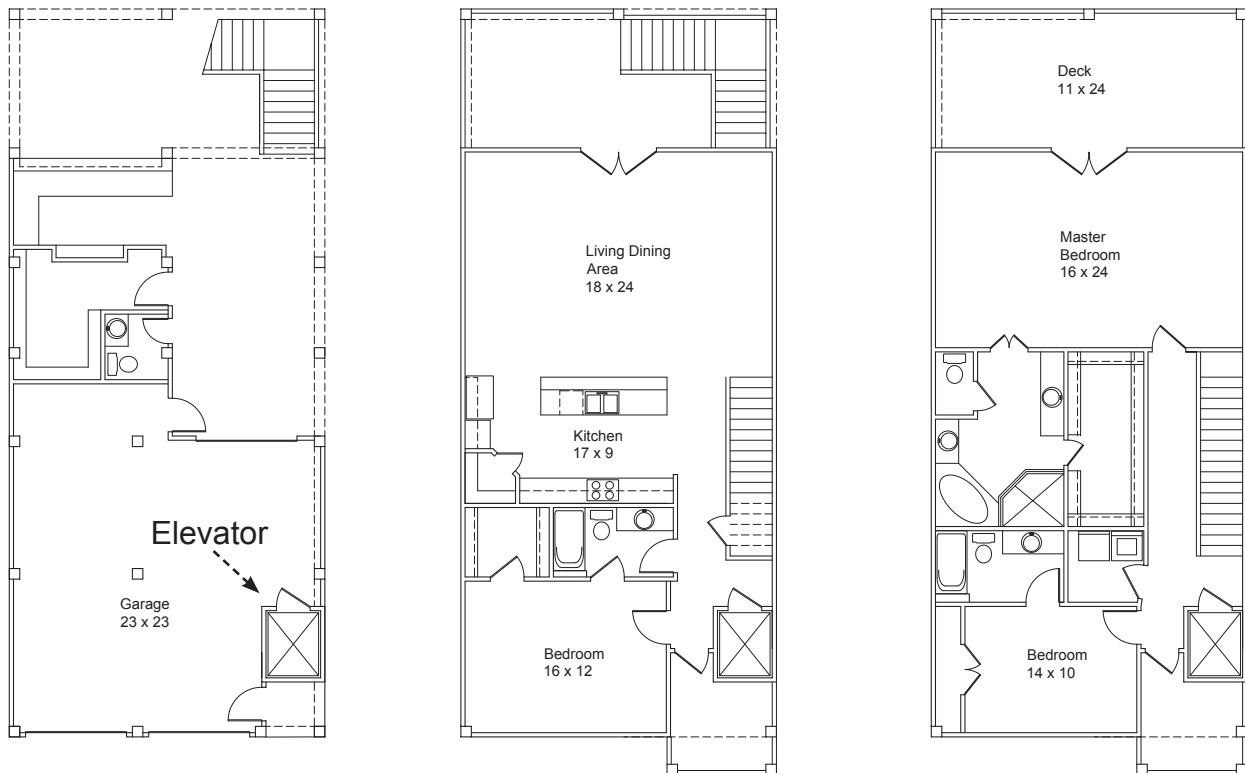
Three Bedroom Plan



MARINA DEL MAR

# Three Bedroom Plan

## UPGRADE PLAN

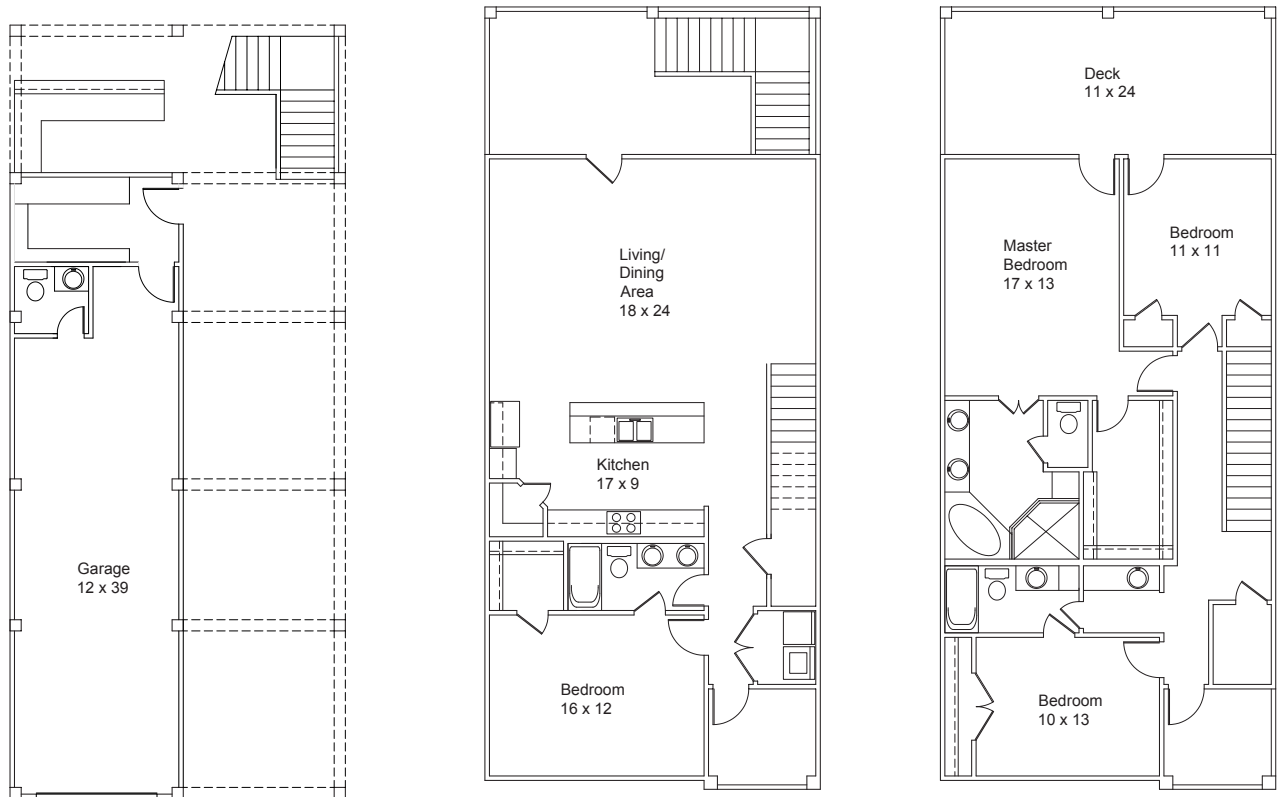


Three Bedroom with Elevator  
Plan

MARINA DEL MAR

# *Four Bedroom Plan*

## STANDARD PLAN



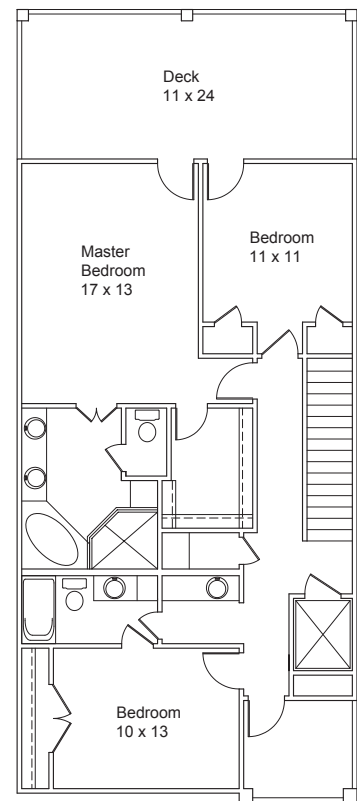
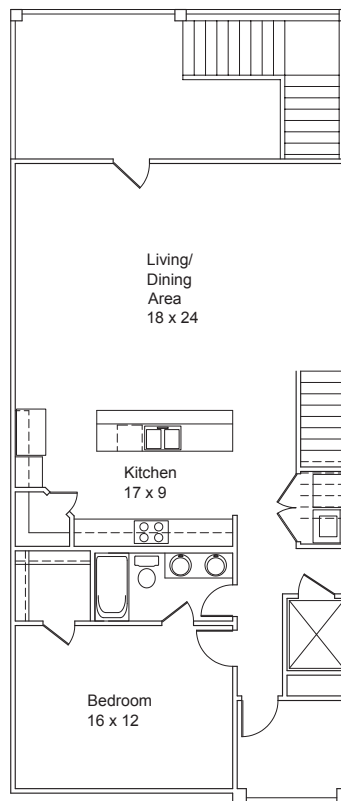
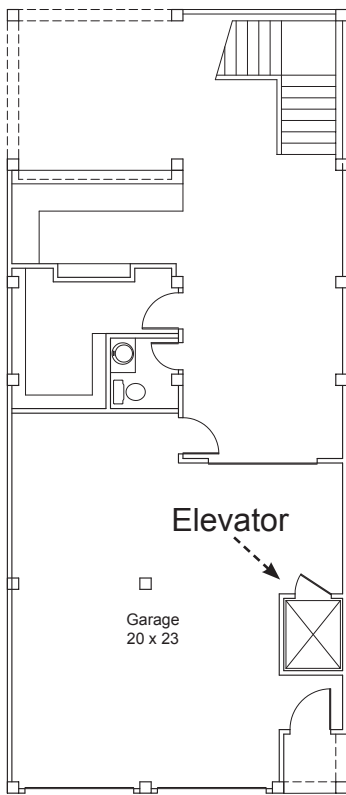
Four Bedroom Plan



MARINA DEL MAR

# *Four Bedroom Plan*

## UPGRADE PLAN



Four Bedroom with Elevator  
Plan

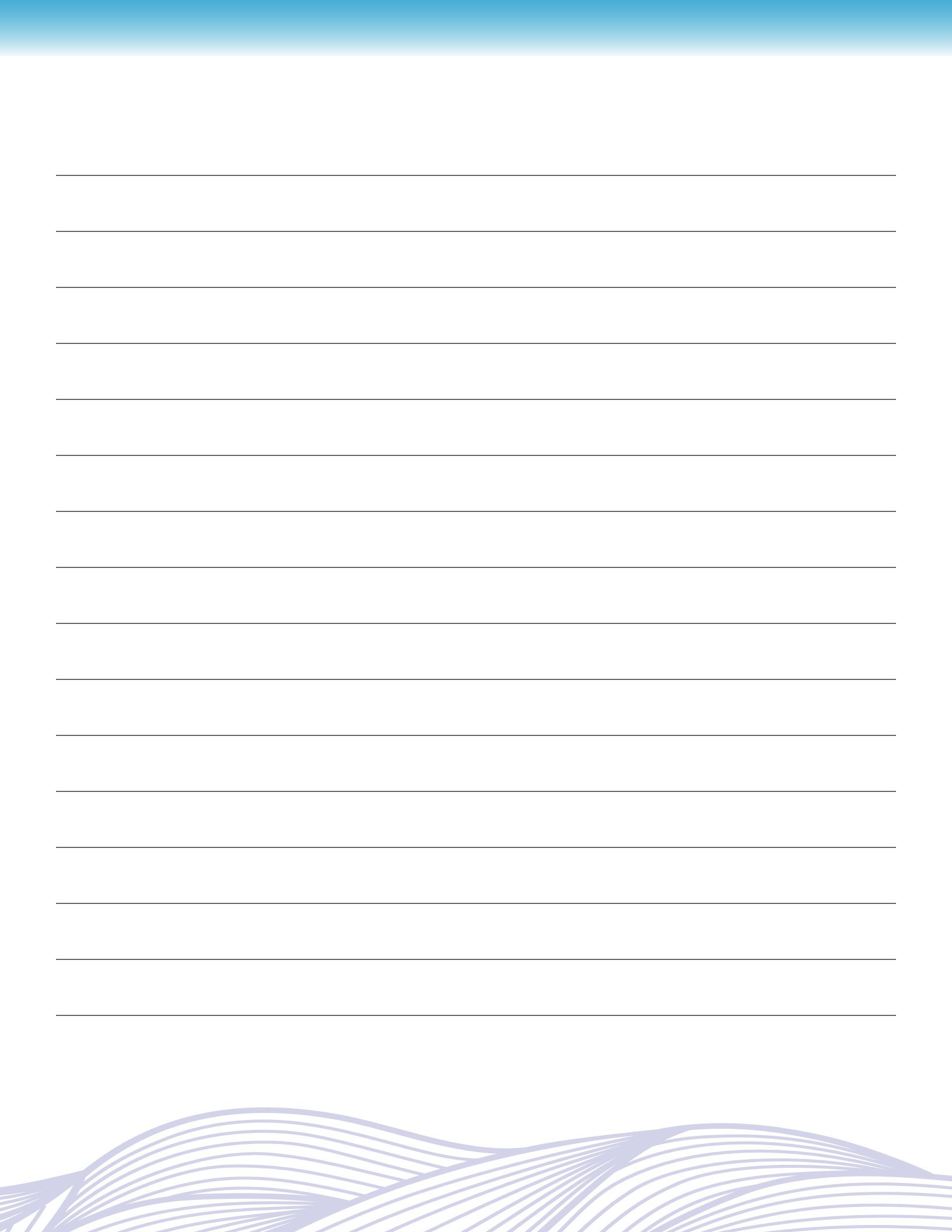
MARINA DEL MAR

# *Elevations*



Elevations









MARINA DEL MAR

# *Investment Opportunities*

For Information on Purchasing a Home or  
Property & Investment Opportunities  
Please Contact Either:

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